

1 Velvet Hall

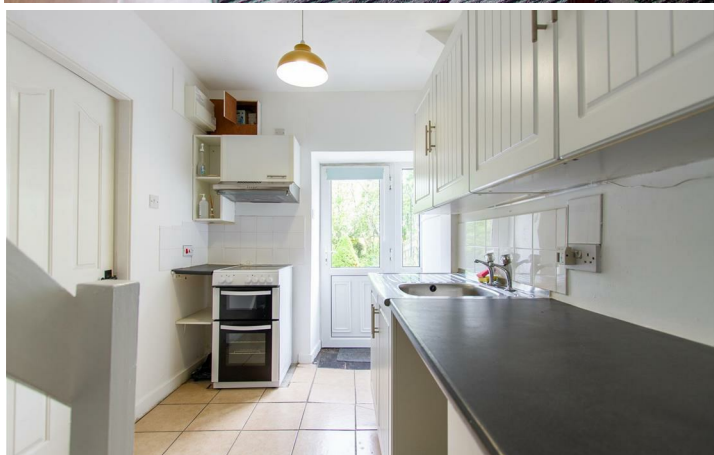
TD15 2JX

Price Guide £120,000

Situated approximately 4 miles south west of Berwick-upon-Tweed, this attractive one bedroom end-terraced cottage would make a superb holiday let/weekend retreat. The cottage has attractive south facing gardens to the front with ample parking for a number of vehicles.

The well maintained interior comprises of a generous dual aspect living room with a fireplace, a kitchen with an excellent range of cream shaker style units, a large double bedroom and a bathroom. Pleasant views over the garden and surrounding countryside. The cottage has double glazing and oil fired central heating.

Viewing is recommended.



Entrance Hall

6'3" x 4'9" (1.91 x 1.45)

Partially glazed entrance door to the hall which has a shelved recess and a central heating radiator. Two power points and a door to the living room.

Living Room

15'2" x 12'0" (4.62 x 3.66)

A good sized dual aspect reception room which has a window to the front and rear with views over the garden and countryside beyond. Fireplace with timber surround and tiled inset and hearth. Central heating radiator, a telephone point and six power points.

Kitchen

14'0" x 6'8" (4.27 x 2.03)

Fitted with a range of cream wall and floor kitchen units, with granite effect worktop surfaces with a tiled splash back. Electric freestanding cooker with a cooker hood above. Plumbing for an automatic washing machine and an oil fired central heating boiler. Stairs to the first floor landing with an under stairs cupboard. Central heating radiator, a cloaks hanging area and a partially glazed entrance door to the front. Electric meters and fuse box. Five power points.

First Floor Landing

3'3" x 7'10" (0.99 x 2.39)

With a built-in airing cupboard housing the hot water tank, the landing has a window to the side and access to the loft. One power point.

Bedroom 1

15'4" x 14'2" (4.67 x 4.32)

A large double bedroom with a velux window to the rear and a central heating radiator. Four power points.

Bathroom

4'8" x 8'8" (1.42 x 2.64)

Fitted with a white three piece suite which includes a bath with an electric shower above, a toilet below the velux window to the rear, a wash hand basin with a vanity unit

below and a medicine cabinet above. Central heating radiator and a towel ring.

Outside

Land to the side of the property offering ample parking for number of vehicles or the option to build a garage.

Generous, south facing sunny garden to the front with a patio overlooking raised vegetable and flowerbeds and a fruit trees.

General Information

Full double glazing.

Full oil fired central heating.

Freehold.

All fitted floor coverings are included in the sale.

Energy Rating E (49)

Council Tax Band A

Agents Notes

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 12.00

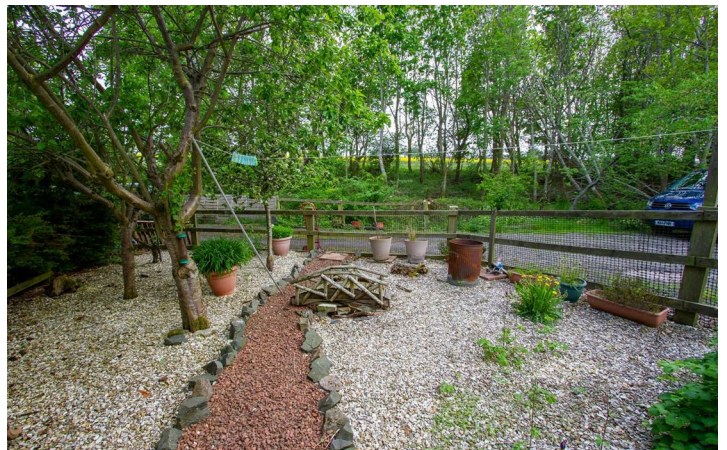
FIXTURES & FITTINGS

Items described in these particulars are included in the sale, all other items are specifically excluded. All heating systems and their appliances are untested.

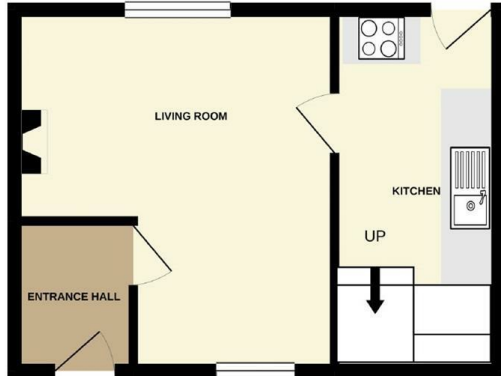
This brochure including photography was prepared in accordance with the sellers instructions.

VIEWING

Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.



GROUND FLOOR
304 sq.ft. (28.3 sq.m.) approx.



1ST FLOOR
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 611 sq.ft. (56.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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